

March 2024

THE LAKES NEWS



Rain may fall from the sky, forcing you to stay inside. Or March winds may blow allowing you to watch your kite glide. Sunny days may come your way, and you can take your bike for a spin. You may even get a snow day, if you live in good old Michigan.

IN THIS ISSUE:

- Finance
- Landscape
- Property Manager
- General Updates
- Fun Facts

Financial Report—Larry, Treasurer

Year end 12/31/23 the only adjustments to the year end financial statements presented at the last meeting is a federal income tax accrual of \$4112 proposed by our CPA firm.

Cash on hand of \$112k against accounts payable and pre-paid member fees of \$87k leaving a balance of \$25k.

Member Fees of \$76k are tracking to budget with no delinquencies of any consequence.

Operating Expenses: January weather was good to us. Winter/snow removal of \$7754 against a total annual budget of \$50,725 gives us the ability to absorb any really bad weather. Please note that the \$31,600 transfer to Reserve Account was recorded as a January expense, however the transfer check was not deposited until February causing no revenue to be reflected in the Reserve Account. All other expenses were of little consequence.

Reserve Fund: With the transfer deposit not incurring until February and expenditures of less than \$1k there is not much to report as of yet. Once the weather breaks reserve expenditures will increase. Please note that in the 2024 budget a new expense titled Mich Construction Problems has been added due to our wanting to account for a significant failure of various structural components in a single unit that was discovered upon inspection at the time of sale and is the responsibility of the HOA.

2024 Windows \$\$ to Spend

2023 Carryover	39,194
2024 Reserve Budget Allocation	<u>200,178</u>
	239,372
2024 \$\$ Spent Thru	(948)
JP Builder/Pella Committed thru	(69,278)
Blackberry Committed thru	(10,017)
Blackberry Committed on hold	(8,556)
Remaining \$\$ to spend	150,573

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Landscape Update—Barbara, Secretary

Happy Spring,

When April showers may come your way, they bring the flowers that bloom in May. It isn't raining rain you know; it's raining violets. Words from an old song from my childhood, April Showers. The Landscaping Committee will be meeting soon and walking around. I know several of you have asked that we look at projects. We'd love to meet you and talk to you as we walk around. And while we'd love to do everything on our wish list, we do know this is not possible. We will have to make serious decisions and cannot make everything go this year, so please be patient with us.

Barbara and all the Landscaping Committee.

Property Manager—Sheila, Property Manager

Plow Damage—Plow Damage will be repaired when consistent weather conditions are forecasted yet not prior to March 15. Repair includes dressing the area with Penn mulch. Penn Mulch is a pelleted seeding mulch uniquely formulated to include starter fertilizer to support quick grass seed germination to establish new or repaired turf. As always, the Association does not pay for plow damage repairs.

Dryer Vents—As a safety precaution to prevent a fire, it is recommended to have your dryer vents cleaned out. If you've not had this done within the last 2 years, please have this scheduled. Most carpet cleaning companies provide this service. Talk with your neighbors and see if the company will give you a group rate.

Pets—Per the master deed, all pets must be on a leash at all times. Owners are responsible for cleaning up after their pet immediately. This is not part of the ground's maintenance crews responsibility. When walking your pet, please try to have your pet relieve itself away from the front of other units. Do Not walk on the golf course as it is a private facility.

Goose Round Up—With the High Pathogenic Avian Influenza (HPAI) still present in the state, it presents a clear and important threat to wildlife and domestic poultry facilities.

The DNR is cancelling the Canada Goose Round Up Program again for 2024 because of the risk of transporting HPAI around the state with the relocation of large numbers of Canada geese. The Nest and Egg destruction will continue.

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Update—Aimee, Acting President

Road Construction—The City of Portage will be re-constructing Cooley Drive this year. The improvements include; storm water drainage, curbs, sidewalks on both sides and repaving the road.

Annual Meeting—Our next Annual Meeting will be held on Monday, April 29th at 7:00 pm at The Moors Grille Room, 7877 Moorsbridge Road, Portage, MI. We hope to see everyone there.

Why is March unique?

March is the equivalent of September in the Southern Hemisphere.

Every year, March and June finish on the same day of the week.

March is the time of year when animals start waking up from hibernation.

The name for March comes from Mars, the Roman god of war.